



47 Tweed Street, Leicester, LE19 4BH

£325,000

A modern THREE BEDROOM semi-detached family home with very well appointed accommodation briefly comprising: Entrance hallway, W/C, Living room, Dining kitchen, three bedrooms with an EN SUITE to the master and a further Family Bathroom. Outside: Enclosed rear garden, Driveway parking and a GARAGE.

Entrance Hallway

Entered via a composite front door, with doors to the living room and W/C. Radiator.

Ground Floor W/C

Fitted with a low level w/c and wash basin. Radiator.

Living Room



With a bay window to the front aspect, storage cupboard and door leading to the kitchen and stairs. Radiator.

Kitchen / Diner



With a window to the rear aspect and double opening French doors to outside.

The modern kitchen is fitted with a range of eye level and base level units with work surfaces over. There is a fitted electric oven, gas hob with extractor hood over together with a washing machine and fridge / freezer.

Additional Image

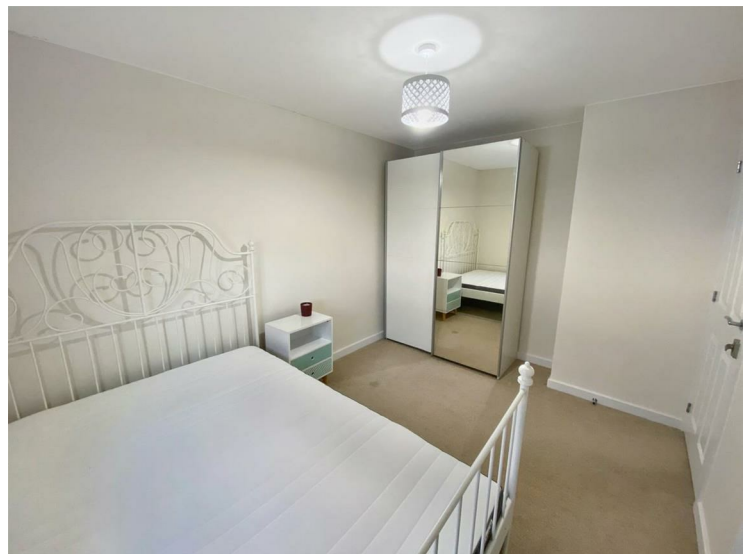


Bedroom Three



With a window to the rear aspect, radiator.

Bedroom Two



With a window to the front aspect, radiator.

Family Bathroom



With a window to the rear aspect, and fitted with a low level w/c, wash basin and a bath. Radiator.

Master Bedroom



With a door to the en suite, radiator.

En-Suite



Fitted with a low-level w/c, wash basin and walk-in shower cubicle. Radiator.

Outside



The rear garden is laid mainly to lawn with a paved patio area and a side gate leading to the drive and single garage.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

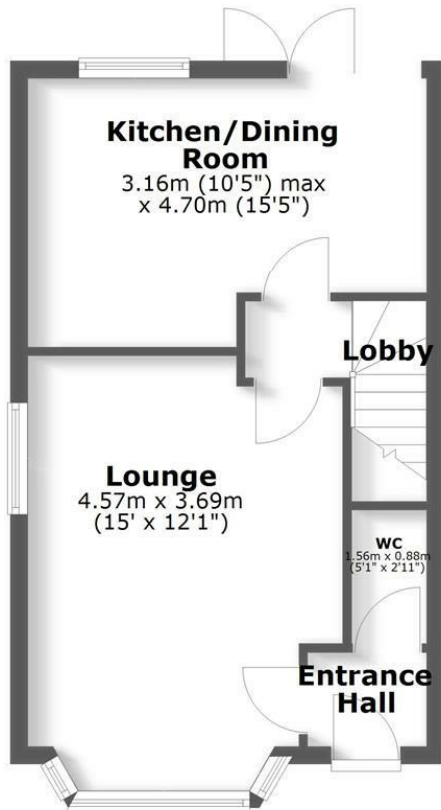
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

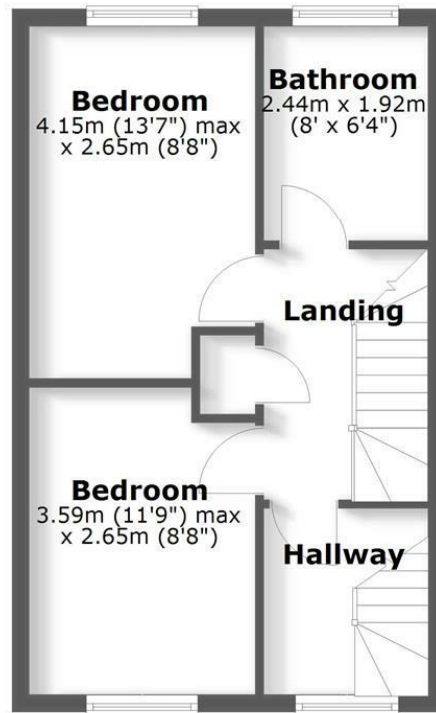
MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



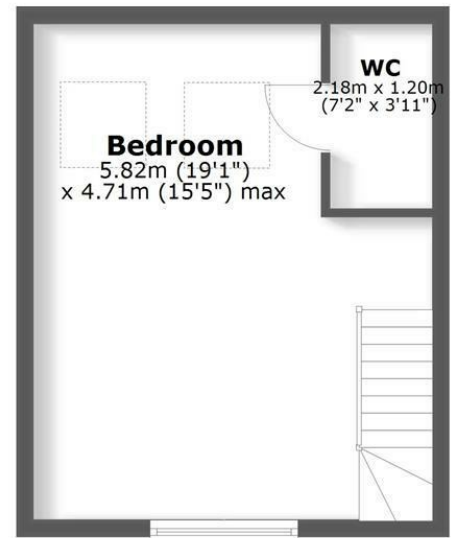
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating	
Current	Potential
85	95
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	